

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

Cliff Morton Development and Business Services Center  
1901 S. Alamo Street  
Board Room

**Tuesday, March 1, 2011**  
**12:45 PM**

### **ZONING COMMISSIONERS**

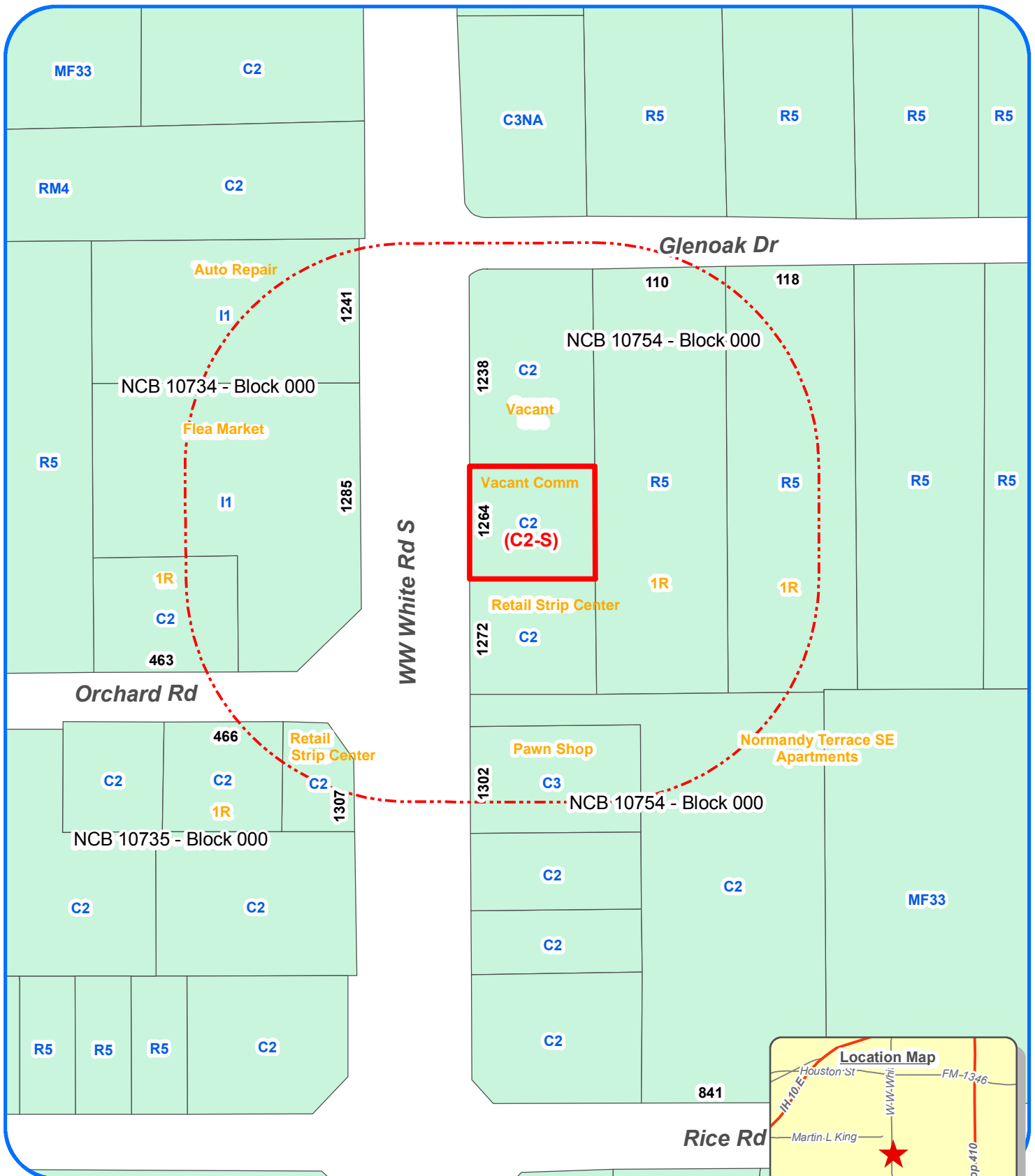
Mariana Ornelas – District 1	Christopher Martinez – District 6
Bennie Cole – District 2	David Christian – District 7
Andrew Anguiano – District 3	Susan Wright – District 9
Jim Myers – District 4	Milton R. McFarland – District 10
Vacant – District 5	Brenna Nava– District Mayor
Billy J. Tiller – District 8	
Chairman	

1. **12:45 PM** - Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for March 1, 2011.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of February 15, 2011 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2011053 S:** A request for a change in zoning from “C-2” Commercial District to “C-2 S” Commercial District with a Specific Use Authorization for Specified Financial Institution on Lot 78, NCB 10754, 1264 South W. W. White. (Council District 2)
7. **ZONING CASE NUMBER Z2011061:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 21 and Lot 22, Block 2, NCB 11966, 9911 McCullough Avenue and 774 Isom Road. (Council District 9)
8. **ZONING CASE NUMBER Z2011062:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District, “I-1” General Industrial District, and “R-4” Residential Single-Family District to “MF-33” Multi-Family District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Lot 16, Block 1, NCB 10331, 1691 Rigsby Avenue. (Council District 2)
9. **ZONING CASE NUMBER Z2011063 S:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 AHOD S” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Reception Hall on a portion of 0.2460 acres of land out of Lot 2, Block 3, NCB 14160, 5351 Glen Ridge Drive. (Council District 7)

10. **ZONING CASE NUMBER Z2011064:** A request for a change in zoning from “H NP-10 AHOD” Mission Historic Neighborhood Preservation Airport Hazard Overlay District and “H I-1 AHOD” Mission Historic General Industrial Airport Hazard Overlay District to ‘H NP-10 AHOD” Mission Historic Neighborhood Preservation Airport Hazard Overlay District on 5 acres out of NCB 10918 on a portion of 9146 Villamain. (Council District 3)
11. Public Hearing and Consideration of the proposed changes to Chapter 35 of the Municipal Code (Unified Development Code) related to the River Improvement Overlay Districts design guidelines.
12. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
13. **ADJOURNMENT.**

**Accessibility Statement**

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



## Zoning Case Notification Plan

### Case Z-2011-053 S

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): Lot 78, NCB 10754

#### Legend

Subject Properties	(0.2571 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	TEXT
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept  
City of San Antonio  
(01/13/2011 - E Hart)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011053 S

Hearing Date: February 15, 2011

Property Owners: Ae. S Oh and II K. Oh

Applicants: Ae. S Oh and II K. Oh

Representative: P.W. Christensen, P.C. (Patrick Christensen)

Location: 1264 South W. W. White; On the east side of South WW White between Glenoak Drive to the north and Rice Road to the south.

Legal Description: Lot 78, NCB 10754

Total Acreage: 0.2571

City Council District: 2

Case Manager: Brenda Valadez, Planner

Case History: This is a continuance from the February 15, 2011 Zoning Commission meeting.

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#### **Proposed Zoning Change**

**Current Zoning:** "C-2" Commercial District

**Requested Zoning:** "C-2 S" Commercial District with a Specific Use Authorization for Specified Financial Institution

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 28, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 2, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 11, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Neighborhood Associations:** Dellcrest Area Neighborhood Association. The Hein-Orchard Subdivision Association is within 200 feet.

**Planning Team Members:** 27 (Eastern Triangle Planning Team)

**Applicable Agencies:** None.

## **Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
North	“C-2”	Vacant
East	“R-5”	Single-Family Residence
West	“I-1”	Flea Market, Tire Shop
South	“C-2”	Commercial uses

**Overlay and Special District Information:** None.

## **Transportation**

Thoroughfare	Existing Character	Proposed Changes
S. WW White Road	Primary Arterial Type A; 2 lanes in each direction with 1 center turn lane	None known.
Glenoak drive	Local street; 1 lane in each direction	None known.
Orchard Road	Local street; 1 lane in each direction	None known.

**Public Transit:** The nearest VIA buslines are the number 550 line and the number 551 line which run along South WW White Road.

**Traffic Impact:** A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The proposed use is a specified financial institution with a gross floor area (GFA) of 3,600 square feet, as indicated by the applicant on the Traffic Impact Analysis (TIA) Worksheet.

Minimum Parking Requirement: 1 space per 1,000 square feet of GFA

Maximum Parking Requirement: 1 space per 200 square feet of GFA

## **Staff Analysis and Recommendation: Staff recommends Denial.**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Property History:** The subject property is currently developed and measures 3,600 square feet. According to the Bexar County Appraisal District, the 3,600 square foot structure was built in 1986. The property was annexed in 1952 and was originally zoned “F” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is located within the Eastern Triangle Community Plan and is currently designated as “High-Density Mixed Use” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

### **2. Adverse Impacts on Neighboring Lands:**

The property owners intend to operate a car title loan business, which is classified in the Unified Development Code as a Specified Financial Institution, and therefore requires a specific use authorization. The purpose of the specific use criterion of specified financial institutions is to ensure that these uses do not become overly prevalent in any one general area. Currently, there are five existing businesses located along South WW White Road that provide loans and/or check cashing services, which are other uses classified as specified financial institutions. These businesses are within 2 to 3 blocks from the subject property and include:

- Money Box is located at 1107 South WW White,
- World Finance is located at 1002 South WW White Ste 102,
- Cash Advance is located at 1002 South WW White Ste. 104,
- Ace Cash Express is located at 931 South WW White Ste 101 and
- EZ Loan is located at 830 South WW White.

Therefore, staff does not support the request of a Specific Use Authorization for a specified financial institution at this location.

### **3. Suitability as Presently Zoned:**

The current C-2 commercial zoning is appropriate for the area. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

### **5. Public Policy:**

As stated in criterion #2, in 2008 City Council required this type of business to have a Specific Use Authorization to ensure that they do not create a major concentration in any particular area.

### **6. Size of Tract:**

The subject property is of sufficient size to accommodate the use permitted in the requested Specific Use Authorization.

### **7. Other Factors:**

None.

Zoning Change Request: From C-2 to C-2 S (Specific Use Permit for Specified Financial Institution)

I, IL KW OH & Ae S. OH, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for building permits.

LOT 40  
S00°00'00"E 100.45' (PLAT)  
S00°03'17"E 100.28' (FIELD)

15' landscape buffer yard boundary (UDC §35-510) \*

Paved Surface Area: 7,350.0 SF

ASPHALT CONC.

Parking Space

80.00'

30' building setback boundary (UDC §35-310.01) \*

LOT 78  
N.C.B. 10754  
COMMERCIAL BUILDING  
Building Size: 3,600 SF  
Total Parking Spaces: 9  
ADA Spaces: 1  
Parking Space Dimension: 9'x18'

LOT 80  
S89°54'54"E 112.20' (FIELD)  
N90°00'00"E 112.30' (PLAT)

LOT 79  
N90°00'00"W 112.30' (PLAT/FIELD)  
(NO FENCE)

38.88'

25' BLDG SETBACK

CONC. CURB

0.43'

1.02'

CONC. CURB

CONC. APRON

00.86' TO FIRE

12.45'

N00°00'00"E 100.45' (PLAT/FIELD)  
(BEARING BASIS)

SO. W. W. WHITE ROAD  
(105' R.O.W. ASPHALT PAVEMENT)

LEGEND:  
○ FND 1/2" IRON ROD  
X SET "X" IN CONC.  
● SET 1/2" IRON ROD  
■ FENCE POST

SCALE: 1"=20'

BUYER:	IL KWON OH AND AE SOOK OH	ADDRESS:	1264 SO. W. W. WHITE ROAD
TITLE COMPANY:	CHICAGO TITLE INSURANCE COMPANY	G.F. NO.:	200408117
LOT:	78	BLOCK:	~
SUBDIVISION:		N.C.B.:	10754
J. H. SRUBAR PROPERTY			
CITY:	SAN ANTONIO	COUNTY:	BEXAR
		STATE:	TEXAS


PLAT RECORDED IN: VOLUME 4400, PAGE 29 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:  
VOLUME 4575 PAGE 355 DEED RECORDS OF BEXAR COUNTY, TEXAS  
VOLUME 4600 PAGE 3 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

REVISED: 27 OCTOBER 2004

**SOUTHCENTRAL**  
SURVEYORS  
OF TEXAS

P.O. BOX 100442  
SAN ANTONIO, TEXAS 78201  
PHONE: 210-534-6700  
FAX: 210-534-9673



PETER A. AGUIRRE, R.P.L.S. 5464

STATE OF TEXAS  
COUNTY OF BEXAR

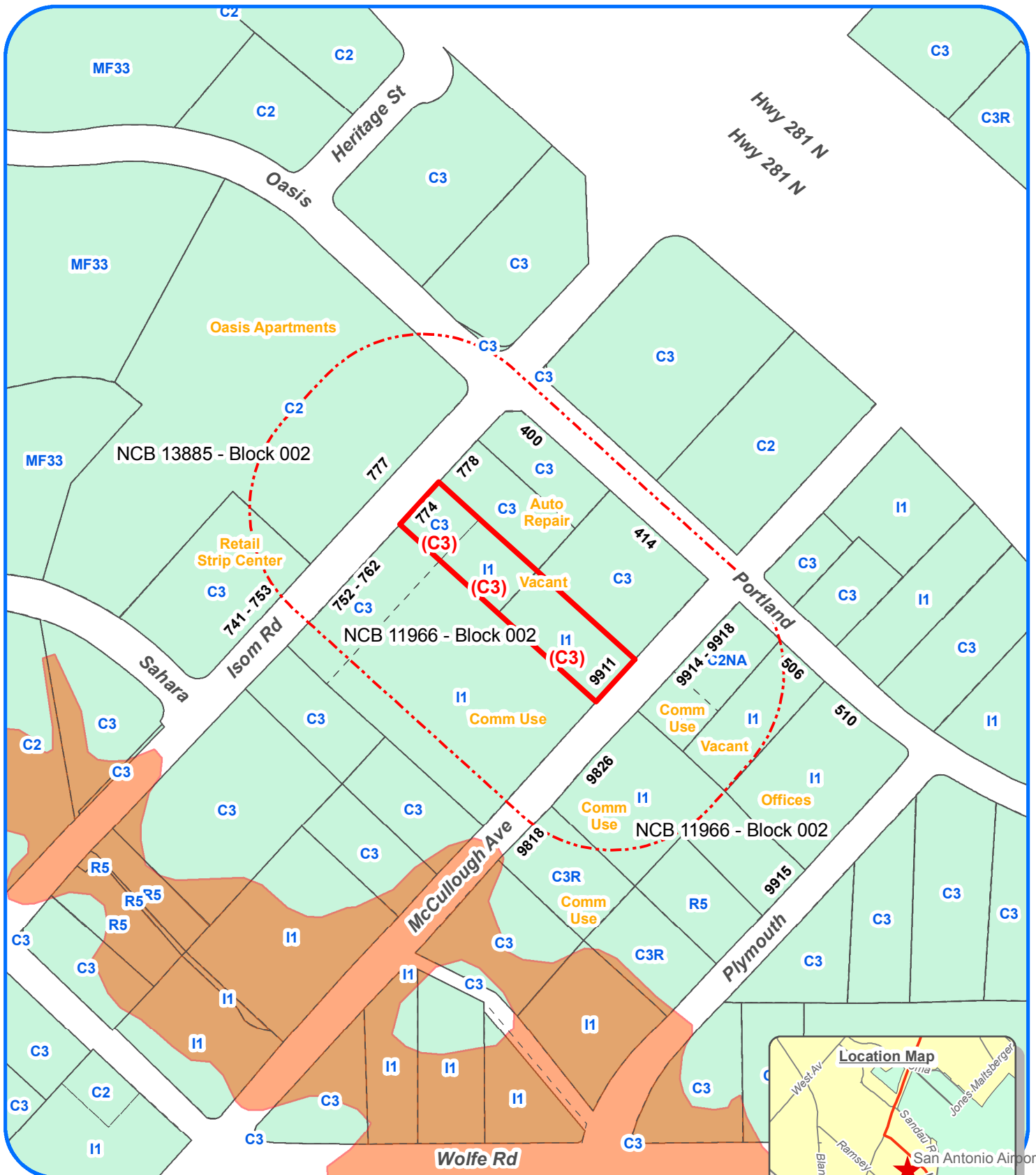
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY OR AS SHOWN ABOVE.

THIS 12TH DAY OF OCTOBER 2004, A.D.

*Peter A. Aguirre*

DRAWN BY: NAG      JOB NO: 4-4024-022      FIELD WORK COMP.: 11 OCTOBER 04

\* Note: the existing structure and parking lot were constructed prior to the current building setbacks and landscape buffer yard requirements



## Zoning Case Notification Plan

### Case Z-2011-061

Council District 9

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 11966 - Block 002 - Lots 21 and 22

#### Legend

Subject Properties	(0.7708 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept  
City of San Antonio  
(02/07/2011 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**





# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011061  
Hearing Date: March 1, 2011  
Property Owner: TCW Commercial, Ltd.  
Applicant: Rajendra Khatri  
Representative: Michele Debs  
Location: 9911 McCullough Avenue and 774 Isom Road  
Legal Description: Lot 21 and Lot 22, Block 2, NCB 11966  
Total Acreage: 0.7708  
City Council District: 9  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

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#### **Proposed Zoning Change**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District.

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 16, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 10, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 25, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet: 14**

**Neighborhood Associations:** None

**Planning Team Members:** 54 (San Antonio International Airport Vicinity Plan)

**Applicable Agencies:** None

## **Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
Northeast	"C-3 AHOD"	Auto Repair and Vacant Land
Southwest	"I-1 AHOD"	Commercial Uses
Northwest	"C-2 AHOD"	Apartments
Southeast	"I-1 AHOD"	Commercial uses

**Overlay and Special District Information:** All surrounding properties carry the “AHOD” Airport Hazard Overlay District, due to their proximity to an airport or approach path. The “AHOD” does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## **Transportation**

Thoroughfare	Existing Character	Proposed Changes
McCullough Avenue	Secondary arterial two lanes in each direction	None
Isom Road	Collector street one lane in each direction	None

**Public Transit:** The nearest VIA bus line is the number 648 which operates along Isom Road.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Minimum Parking Requirement: 0.8 per room plus 1 per 800 sf of public meeting area and restaurant space. Maximum Parking Requirement: 1 per room plus 1 per 400 sf of public meeting area and restaurant space.

## **Staff Analysis and Recommendation: Approval**

**Topography:** The subject property is relatively flat and has no physical characteristics that are likely to affect the development.

**Property History:** The subject property was annexed in September of 1952 and was originally zoned "A" Single Family Residence District. In a 1964 case, Lot 21 was rezoned "B" Residence District and in March of 1976 rezoned to “B-3” Business District. In March of 1980, Lot 22 and the southeast 97.5 feet of Lot 21 was part of a rezoning that changed the zoning to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is located within the San Antonio International Airport Vicinity Plan. The requested zoning is consistent with the property's Future Land Use Designation, Business Park.

### **2. Adverse Impacts on Neighboring Lands:**

The "C-3 AHOD" General Commercial Airport Hazard Overlay District is a downzoning from the current "I-1 AHOD" General Industrial Airport Hazard Overlay District. The granting of the zoning request will not have an adverse impact on the neighborhood.

**3. Suitability as Presently Zoned:**

It is most appropriate for properties to maintain consistent zone on the entire property. The "C-3 AHOD" General Commercial Airport Hazard Overlay District supports a consistent zoning pattern.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

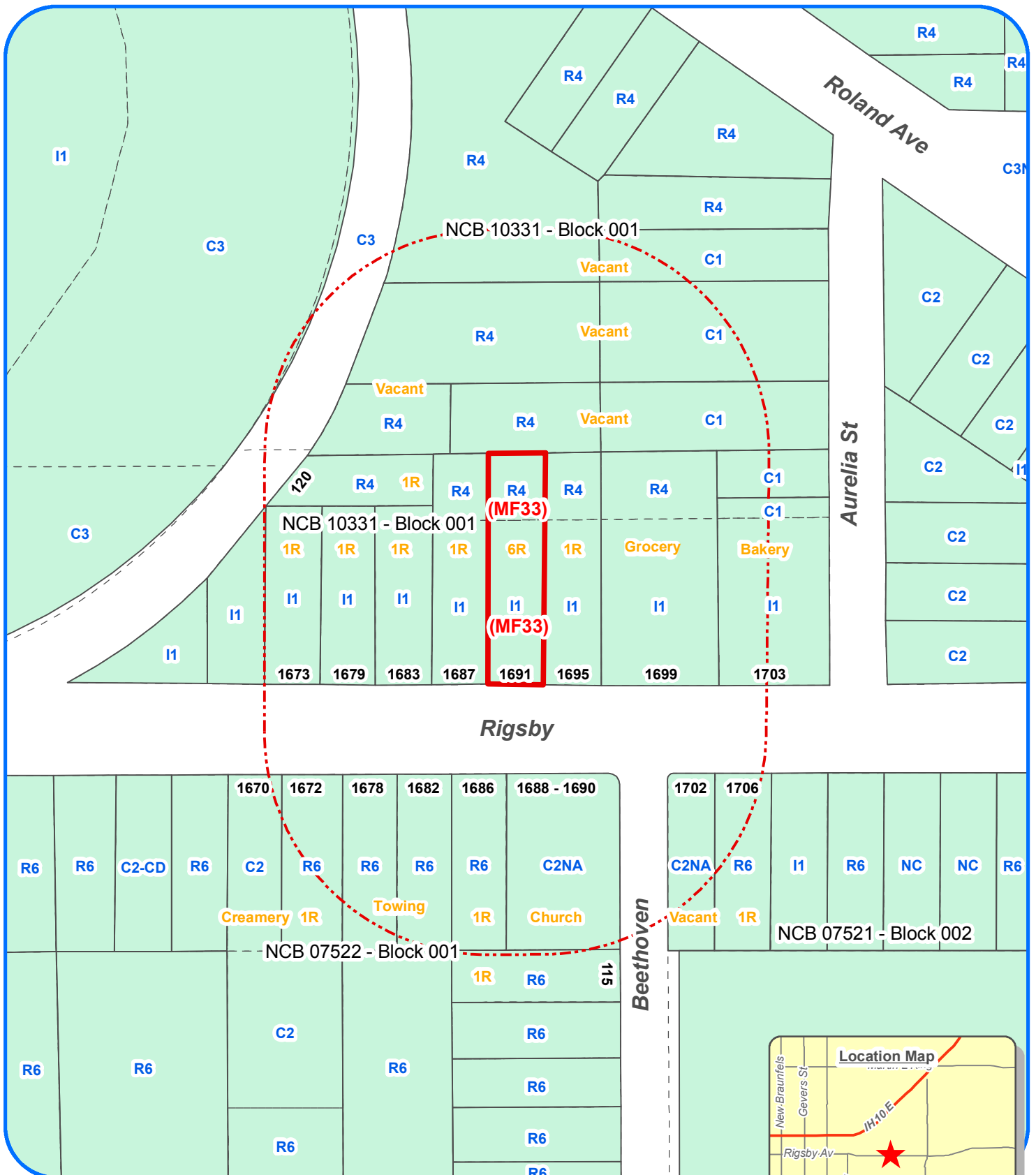
The request does not appear to conflict with any established public policy.

**6. Size of Tract:**

The 0.7708 acre site is adequate for a Motel development as well as general commercial uses.

**7. Other Factors:**

The proposed "C-3 AHOD" General Commercial Airport Hazard Overlay District over the entire property allows for the most efficient use of the 0.7708 acre site



## Zoning Case Notification Plan

### Case Z-2011-062

Council District 2

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 10331 - Block 001 - Lot 16

#### Legend

- Subject Properties (0.2296 Acres)
- 200' Notification Area
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain
- Single Family Residential
- 1R



Development Services Dept  
City of San Antonio  
(02/07/2011 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2011062  
Hearing Date: March 01, 2011  
Property Owner: Cruz R. Ortiz  
Applicant: Cruz R. Ortiz  
Representative: Cruz R. Ortiz  
Location: 1691 Rigsby Avenue  
Legal Description: Lot 16, Block 1, NCB 10331  
Total Acreage: 0.2296 of an acre  
City Council District: 2  
Case Manager: Micah Diaz, Planner  
Case History: This is the first public hearing for this zoning request.

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#### **Proposed Zoning Change**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1" General Industrial District, and "R-4" Residential Single-Family District

**Requested Zoning:** "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 11, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 18, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 25, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 29

**Neighborhood Associations:** None

**Planning Team Members:** None

**Applicable Agencies:** None

## **Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
North	"R-4" Residential Single-Family District	Undeveloped land
East	"R-4", "C-1" Light Commercial District, and "I-1" General Industrial District	Undeveloped land, bakery/restaurant, vacant residence & welding shop
South	"R-6" Residential Single-Family District and "C-2" Commercial District	Single-family residences, church, tow yard, ice cream shop, undeveloped land
West	"R-4" and "I-1"	Single-family residences

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## **Transportation**

Thoroughfare	Existing Character	Proposed Changes
Rigsby Avenue	Collector street; two-lanes in each direction with a center median	None known.
Foothill	Local street, dead-end	None known.
Aurelia Street	Local street, one lane in each direction	None known.
Beethoven	Local street, one lane in each direction	None known.

**Public Transit:** VIA bus lines 30 and 230 run along Rigsby Avenue, with multiple bus stops in the vicinity of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Parking requirements for multi-family uses are determined by the number of dwelling units.

Minimum Parking Requirement: 1.5 spaces per unit

Maximum Parking Requirement: 2 paces per unit

Therefore, as currently configured, the subject property will require between 9 and 12 parking spaces.

## **Staff Analysis and Recommendation: Denial**

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Property History:** The subject property was platted in 1891 (volume 72, page 519 in the Historical Records of Bexar County). The property was annexed in 1951 (Ordinance 15765), and was originally split-zoned "J" Commercial

District along the front and "B" Residence District in the back. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District and "R-4" Residential Single-family District, respectively. The property is developed with two structures, housing a total of six dwelling units. According to the Bexar County Appraisal District, the front structure was constructed in 1947 and measures approximately 1,092 square feet in size; while the rear structure was built in 1992 and measures approximately 2,124 square feet in size. This front structure is currently divided into two dwelling units and the rear structure houses four dwelling units.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is not located within a neighborhood or community plan. However, the requested zoning and existing land use is not consistent with the surrounding properties.

The requested "MF-33" Multi-Family District is usually considered consistent with the High Density Residential land use classification. Typically high density residential developments should be located along collectors, arterials, or highways, and can serve as a buffer between lower density residential uses and commercial uses. Also, high density residential developments should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

**2. Adverse Impacts on Neighboring Lands:**

The requested zoning district allows residential density that is out of character with the neighboring single-family residences. The property does not currently meet the minimum parking requirements for six dwelling units. Staff witnessed approximately six existing parking spaces, with insufficient area for the three additional spaces needed to meet the minimum parking requirement for the dwellings units.

**3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The industrial/residential split-zoning is the result of out-dated zoning practices that were once very common, and that continue to affect the entire surrounding neighborhood. Current zoning practices would not place intense industrial zoning in or near established residential neighborhoods.

**4. Health, Safety and Welfare:**

The subject property was converted into multi-unit residences without proper zoning, permits, or inspections; therefore, the existing development may not be safe as a residential structure and offers little in the way of buffers or other protections for the adjacent single-family uses.

Both the existing and requested zoning districts are inappropriate for the subject property. However, staff does not recommend creating a precedent by approving new inappropriate zoning. Either a single-family residential or residential-mixed district would be more suitable for the property.

**5. Public Policy:**

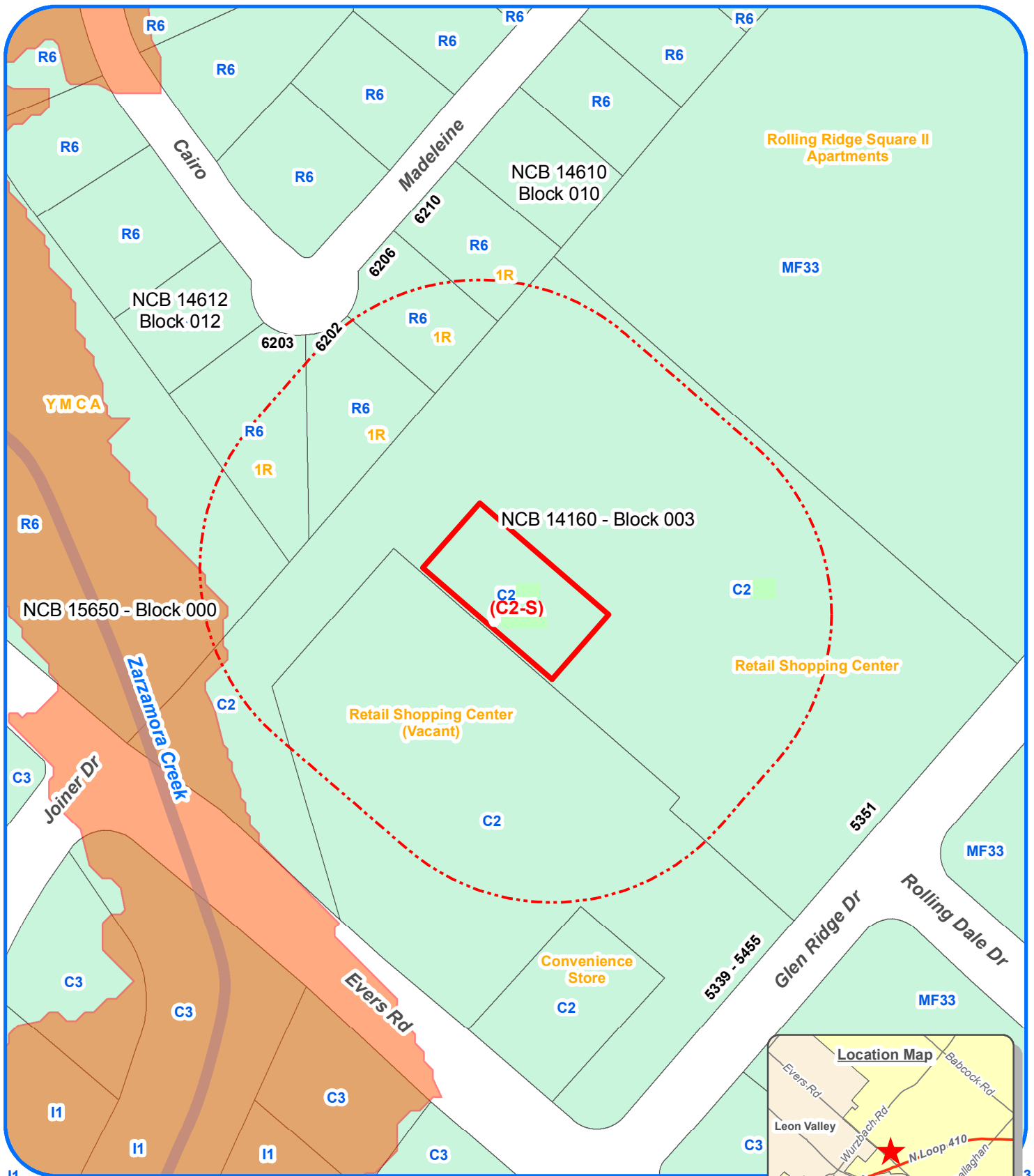
None.

**6. Size of Tract:**

The subject property is a typical size for single-family development; and may be able to reasonably accommodate two to four dwelling units while maintaining building setbacks, providing sufficient parking, and allowing construction that is similar in height and bulk to the neighboring single-family residences. However, the property's narrow width makes it an inappropriate location for high density residential uses.

**7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z-2011-063 S

Council District 7

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): A Portion of NCB 14160 - Block 003 - NE 1/4 327.97 ft of Lot 2

#### Legend

Subject Properties	(0.2460 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept  
City of San Antonio  
(02/07/2011 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**





# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011063 S

Hearing Date: March 1, 2011

Property Owner: AH SATX LLC c/o Michael Litofsky

Applicant: Jose Ramos

Representative: Jose Ramos

Location: 5351 Glen Ridge Drive

Legal Description: Being 0.2460 acres of land out of Lot 2, Block 3, NCB 14160

Total Acreage: 0.2460

City Council District: 7

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request.

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#### **Proposed Zoning Change**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Reception Hall

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 16, 2011. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 10, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 25, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Neighborhood Associations:** None

**Planning Team Members:** 42 (North Sector Plan)

**Applicable Agencies:** None

## **Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
Northeast	"C-2 AHOD"	Commercial Use
Southeast	"C-2 AHOD"	Parking
Northwest	"C-2 AHOD"	Parking
Southwest	"C-2 AHOD"	Vacant Commercial Building

**Overlay and Special District Information:** All surrounding properties carry the “AHOD” Airport Hazard Overlay District, due to their proximity to an airport or approach path. The “AHOD” does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## **Transportation**

Thoroughfare	Existing Character	Proposed Changes
Glen Ridge Drive	Collector street one lane in each direction	None
Evers Road	Secondary arterial two lanes in each direction	None

**Public Transit:** The nearest VIA bus lines are the number 88 and 607 which operate along Glen Ridge Drive.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Minimum Parking Requirement: 1 per 3 persons. Maximum Parking Requirement: N/A

## **Staff Analysis and Recommendation: Approval.**

**Topography:** The subject property is relatively flat and has no physical characteristics that are likely to affect the use.

**Property History:** The subject property was annexed in 1968 and totals approximately 10,716 square feet. The property was zoned "B-2" Business District by City Council on February 2, 1968 (Ordinance # 36245). In 2001 following the adoption of the Unified Development Code, the existing "C-2" Commercial District converted from the previous "B-2" Business District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is located within the North Sector Plan and is currently designated as “Mixed Use” which includes a range of use classifications from high density residential to office and community commercial uses. Therefore, the requested zoning district is consistent with the plan.

### **2. Adverse Impacts on Neighboring Lands:**

The granting of the Specific Use Authorization will not have an adverse impact on the neighborhood.

### **3. Suitability as Presently Zoned:**

The base zoning district for the 0.2460 acre site will remain "C-2 AHOD" Commercial Airport Hazard Overlay District. The site has access from Evers Road and Glen Ridge Drive.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to conflict with any established public policy.

**6. Size of Tract:**

The building is 10,716 square feet in size, which is adequate space for a Reception Hall. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

**7. Other Factors:**

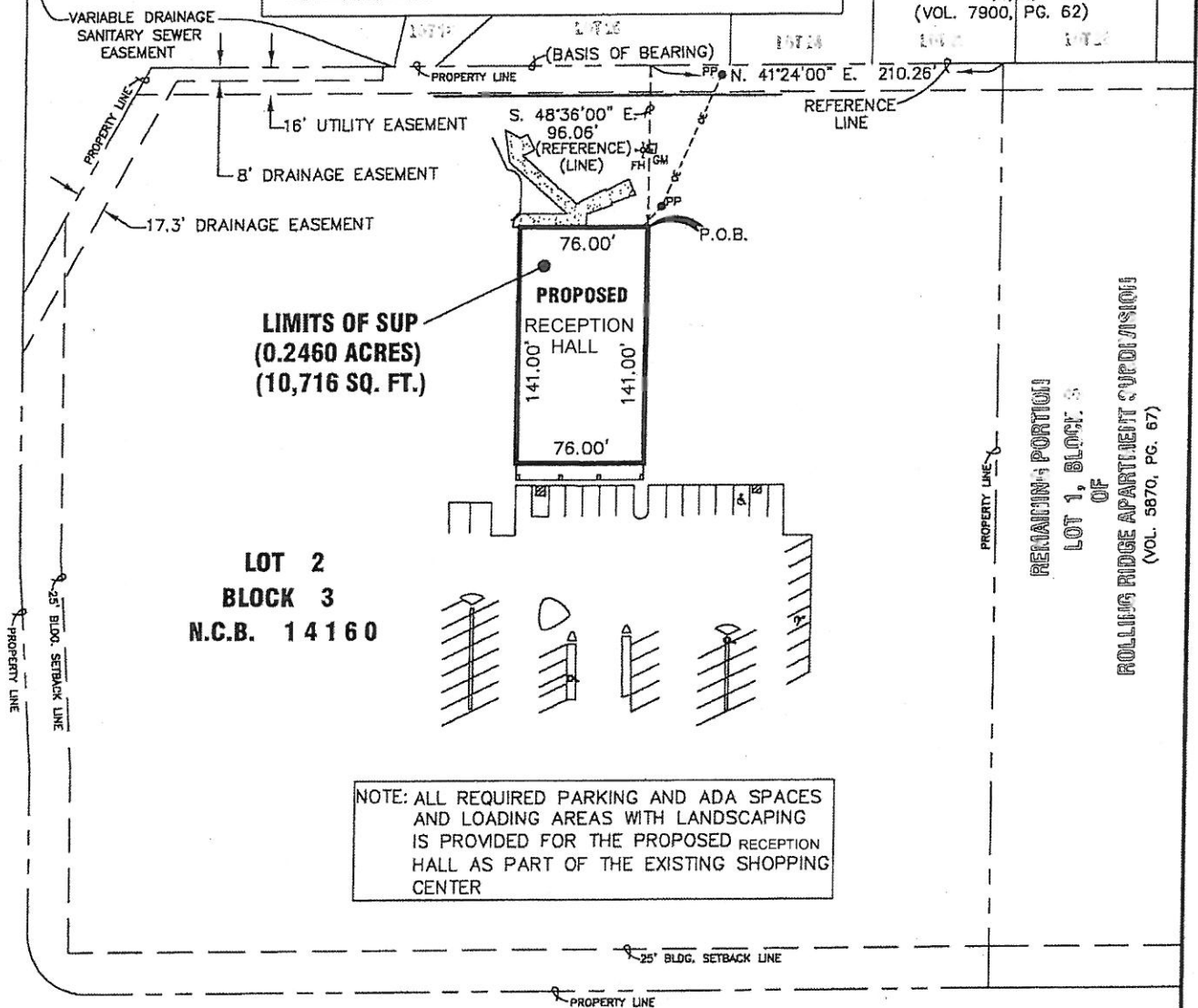
The subject property consists of a 10,716 square foot vacant commercial building and within an existing retail shopping center. The proposed zoning request would be appropriate at this location and a beneficial reuse of the existing vacant building. The purpose of the specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

72011063 S

Z 2011063 S C-2 to C-2 S FOR A RECEPTION HALL

(VOL. 7900, PG. 62)

EVERS ROAD



LOT 2  
BLOCK 3  
N.C.B. 14160

REMAINING PORTION  
LOT 1, BLOCK 3  
OF  
ROLLING RIDGE APARTMENT SUBDIVISION  
(VOL. 5870, PG. 67)

RUIZ &amp; ASSOCIATES SURVEYING, INC.

4414 CENTERVIEW, SUITE 211 \* SAN ANTONIO, TX. 78228

Phone: (210) 735-8514 Fax: (210) 738-2835

Email: ruizandassociates@sbcglobal.net

Web: www.ruizassociatessurveying.com

ZONING CHANGE REQUEST: FROM C-2 TO C-2 S

SITE MAP

FOR

SITE ADDRESS: 5351 GLEN RIDGE DRIVE

BEING (0.2460 AC.) LOT 2, BLOCK 3, N.C.B.  
ROLLING RIDGE APARTMENT SUB'D, RECORDED  
VOL. 6200, PG. 158, PLAT RECORDS, BEXAR  
COUNTY, TEXAS.

The following statement: "I, ROSA & JOSE RAMOS  
the property owner, acknowledge that this site plan submitted for  
the purpose of rezoning this property is in accordance with all applicable  
provisions of the unified development code. Additionally, I understand that  
city council approval of a site plan in conjunction with a rezoning case,  
does not relieve me from adherence to any/all city-adopted codes at  
the time of plan submittal for building permits.



STATE OF TEXAS  
COUNTY OF BEXAR:

ROLLING  
DALE DR.

NORTH



SCALE: 1" = 100'

STATE OF TEXAS  
COUNTY OF BEXAR: I HEREBY CERTIFY THAT THE ABOVE  
IS TRUE AND CORRECT ACCORDING  
TO AN ACTUAL SURVEY MADE ON THE  
UNDER MY SUPERVISION.

WITNESSED ON THIS THE 27TH DAY OF  
JANUARY, 2011 A.D.

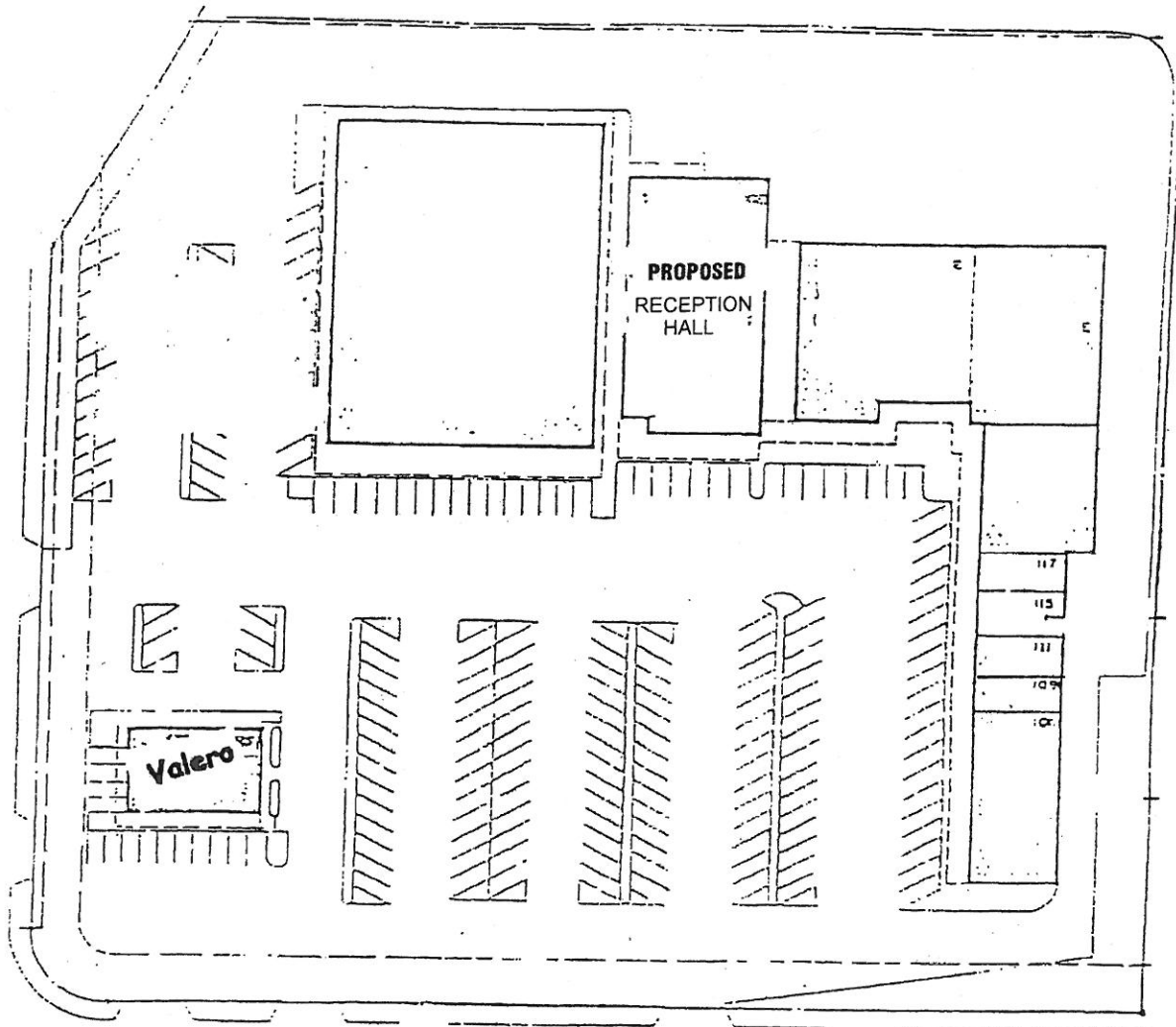
Ramon M. Ruiz, RPLS #3976

RAS NO. 2011-008

Z4011063 S

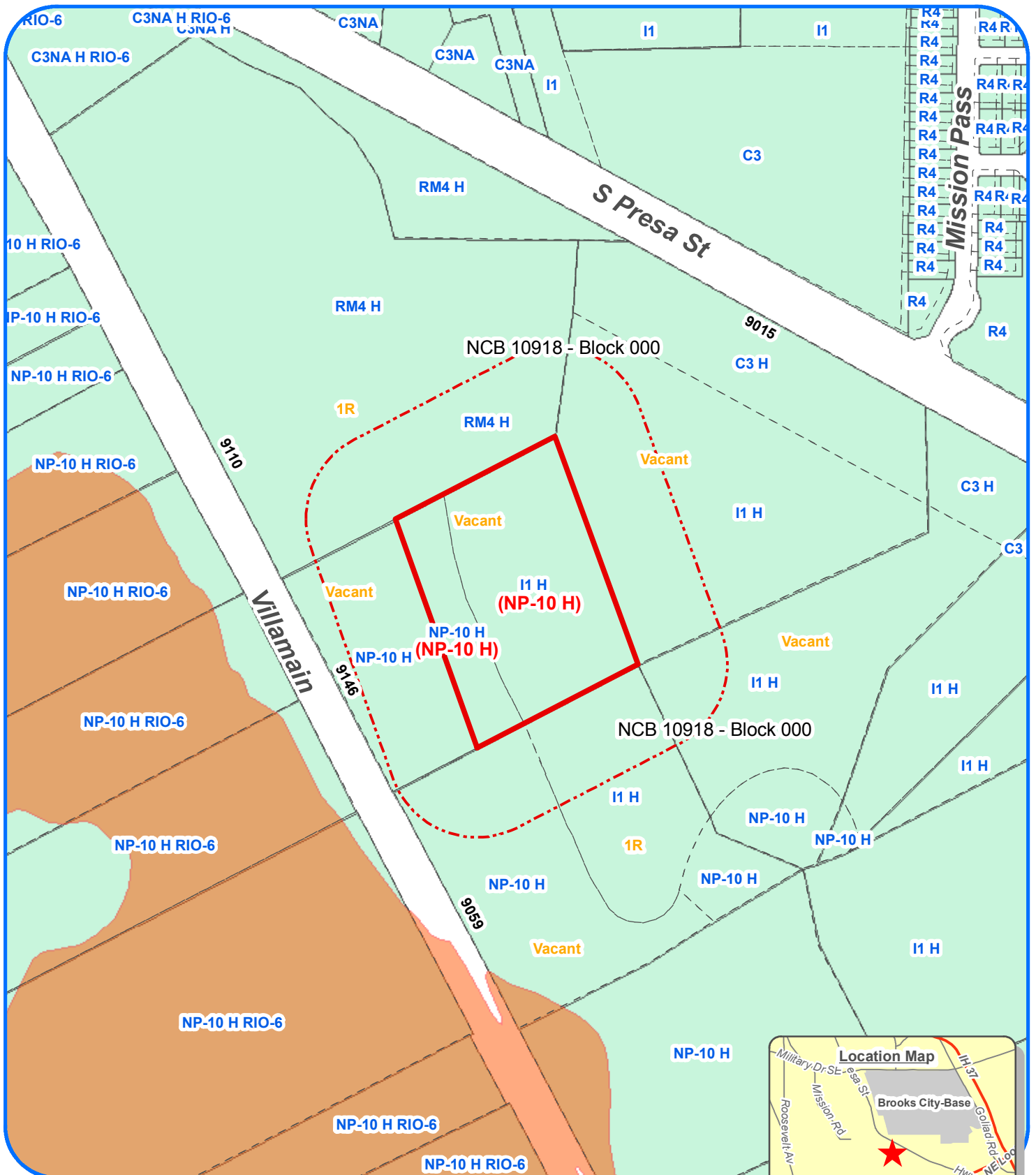
**LOOP 410 @ EVERS ROAD**  
**San Antonio, Texas**

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V  
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O  
A  
D**



**LOOP 410**

**MIKE LITOFSKY**  
**MAIN STREET PROPERTIES**  
**PO BOX 460285**  
**SAN ANTONIO, TEXAS 78246**  
**(210) 344-2200 \* (210) 344-2300 FX**



## Zoning Case Notification Plan

### Case Z-2011-064

Council District 3

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 10918 - Block 000 - Parcel P-2

#### Legend

Subject Properties (5.000 Acres)

200' Notification Area

Current Zoning

Requested Zoning Change

100-Year DFIRM Floodplain

Single Family Residential

1R



Development Services Dept  
City of San Antonio  
(02/16/2011 - E Hart)

**Note: All Current and Requested Zoning includes AHOD Zoning (Airport Hazard Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2011064

Hearing Date: March 1, 2011

Property Owner: Jesse M. Cantu, III

Applicant: Wayne Flores

Representative: Wayne Flores

Location: A portion of 9146 Villamain; On the east side of Villamain, between Graf Road and Southeast Loop 410.

Legal Description: 5 acres out of NCB 10918

Total Acreage: 5.0

City Council District: 3

Case Manager: Brenda Valadez, Planner

Case History: This is the first public hearing for this zoning request.

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#### **Proposed Zoning Change**

**Current Zoning:** "H NP-10 AHOD" Mission Historic Neighborhood Preservation Airport Hazard Overlay District and "H I-1 AHOD" Mission Historic General Industrial Airport Hazard Overlay District

**Requested Zoning:** "H NP-10 AHOD" Mission Historic Neighborhood Preservation Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 11, 2011. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 16, 2011. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 25, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 5

**Neighborhood Associations:** None

**Planning Team Members:** 16 (Stinson Airport Vicinity Land Use Plan)

**Applicable Agencies:** The Historic Preservation Office does not oppose the request.

## **Adjacent Zoning and Land Uses**

Direction	Current Base Zoning	Current Land Uses
North	H RM-4	Single-family residence, vacant land
East	H I-1 & H C-3	Vacant land
West	H NP-10 RIO-6	Vacant land, Mission San Juan
South	H I-1 & H NP-10	Single-family residence

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

## **Transportation**

Thoroughfare	Existing Character	Proposed Changes
Graf Road	Collector Street; 1 lane in each direction	None known.
South Presa Street	Secondary Arterial Type B; 2 lanes in each direction	None known.
Villamain	Local Street; 1 lane in each direction	None known.

**Public Transit:** VIA bus line 36 runs along South Presa Street; with multiple bus stops in close proximity to the subject property.

**Traffic Impact:** A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Single-family residences are required to provide one parking space per unit.

## **Staff Analysis and Recommendation: Approval**

**Topography:** The property is relatively flat with a slight slope, and an abundance of grasses, shrubs and trees.

**Property History:** A portion of the subject property is undeveloped with the exception of a single-family dwelling, horse barn and shed. According to the Bexar County Appraisal District, the single-family residence measures 968 square feet and was constructed in 1970; the horse barn measures 900 square feet and was constructed in 1950 and the shed measures 360 square feet and was constructed in 1970. The property was annexed in 1952. In a 1986 rezoning case (Z85405) the subject property was rezoned to "RA" Residence Agriculture District and "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "NP-10" Neighborhood Preservation District and the "I-1" General Industrial District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

### **1. Consistency:**

The subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as "Parks and Open Space" in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

### **2. Adverse Impacts on Neighboring Lands:**



Denial of the zoning request could lead to future development of industrial uses on the subject property. Staff supports this request in order to further protect adjacent uses. The existing industrial zoning district permits uses that are typically considered too intense to be located near residential uses.

**3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property. The proposed zoning change is compatible with the current development trends along Villamain and would allow a consistent zone on the entire lot.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to his request. Staff believes that the removal of the industrial zoning would advance public safety in this area, as this type of zoning would introduce heavy vehicles, noise and potential noxious odors.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The entire subject property is 8 acres, which should be able to reasonably accommodate the proposed single-family residence.

**7. Other Factors:**

The subject property is located within the Airport Awareness boundary; therefore, the zoning request was reviewed by the City's Aviation Department. Any new construction will be reviewed for compliance with height regulations and will be required to conform with Federal Aviation Administration rules concerning height and reflectivity of both light and radio waves.